

**AGENDA**  
**SUBDIVISION COMMITTEE MEETING**  
**Division of Planning Conference Room, 8:30 a.m.**

**July 3, 2014**

**LAND SUBDIVISION TECHNICAL COMMITTEE** - The Land Subdivision Technical Committee met on Wednesday, June 25, 2014, at 8:30 a.m. Committee members in attendance were: Hillard Newman, Division of Engineering; Captain Greg Lengal and Lieutenant Joshua Thiel, Division of Fire & Emergency Services; Jim Rebmann, Division of Environmental Quality; Tim Queary, Environmental Policy; Tyler Hamilton, Columbia Gas; Tracy Jones, Department of Law; Craig Prather, Division of Sanitary Sewers; and Jeff Clark, Division of Waste Management. Planning Staff members in attendance were Bill Sallee, Tom Martin, Traci Wade, Cheryl Gallt, Dave Jarman, Kelly Hunter, Scott Thompson and Denice Bullock. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform with the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform with the provisions of Article 21 of the Zoning Ordinance.

**A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS**

**1. PRELIMINARY SUBDIVISION PLAN** – (Tentatively scheduled for the July 10, 2014, Planning Commission Meeting).

- a. **PLAN 2014-40P: TUSCANY, UNIT 10 (8/31/14)\*** - located at 2625 Sir Barton Way and 1970 Winchester Road.  
(Council District 6) **(EA Partners)**

The Technical Committee and Staff Recommended: **Postponement**. There were some questions regarding the timing of construction and dedication of Meeting Street and the plan's western boundary.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan and required street tree information.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Denote record plat information.
8. Denote source of contour information.
9. Discuss timing of construction and dedication of Meeting Street.
10. Discuss proposed access to Sir Barton Way relative to the approved access on the adjacent Unit 5.
11. Discuss proposed access from Winchester Road, per the approved preliminary development plan.
12. Discuss the strip of land proposed between Meeting Street and Units 8 & 9.
13. Discuss the regional stormwater drainage plan.

**2. FINAL SUBDIVISION PLAN** – (Tentatively scheduled for the July 10, 2014, Planning Commission Meeting).

- a. **PLAN 2014-41F: BEAUMONT FARM, UNIT 10, LOT 4-E (B-6P) (THE KROGER CO.) (8/31/14)\*** - located at 3155 Beaumont Centre Circle. (Council District 10) **(Endris Engineering)**

Note: The purpose of this amendment is to subdivide one lot into two lots, create easements and tie properties to the Lexington Coordinate System.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
8. Addition of cross-section "B-B" location on Beaumont Centre Circle.
9. Move last line of land surveyor's certification to general notes.
10. Remove note #2 referencing lots that are not on the plat.

3. **DEVELOPMENT PLANS** – (Tentatively scheduled for the July 10, 2014, Planning Commission Meeting).

- a. **DP 2014-51: ASHLAND OIL PROPERTY (CURRY SUBDIVISION) (SPEEDWAY) (AMD) (8/31/14)\*** - located at 803 South Broadway. (Council District 3) **(Corporate Design & Dev. Group)**

Note: The purpose of this amendment is to add buildable area, increase parking and relocate the dumpster.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
  2. Urban County Traffic Engineer's approval of street cross-sections and access.
  3. Building Inspection's approval of landscaping and landscape buffers.
  4. Addressing Office's approval of street names and addresses.
  5. Urban Forester's approval of tree preservation plan.
  6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
  7. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
  8. Division of Waste Management's approval of refuse collection locations.
  9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
  10. Denote written and graphic scale.
  11. Denote property name in title block.
  12. Denote bearings and calls along property lines from the current Final Record Plan (PC "I", SL. 67).
  13. Denote topographical contours at two-foot intervals.
  14. Denote ingress and egress directions at driveways.
  15. Delete note #6 and add note #9 from previous plan.
  16. Reference current FEMA map series (2014).
  17. Denote construction access location.
  18. Denote height of cooler addition, in feet.
  19. Revise note #1 to reference Article 16 of the Code of Ordinances.
  20. Delete notes #4 and #9.
  21. Denote TPAs, tree inventory and protection information from previous plan, per Article 26 of the Zoning Ordinance.
  22. Denote information for adjoining property to south.
  23. Clarify or lighten symbols shown in rear drive aisle.
  24. Denote width of parking stalls.
  25. Denote address of property.
  26. Document compliance with Article 21-4(e) of the Zoning Ordinance, prior to certification.
  27. Addition of street cross-sections.
  28. Identify location of detention basin(s) to the approval of the Division of Water Quality.
  29. Discuss width of rear access proposed for delivery trucks and possible "pinch points."
- b. **DP 2014-52: BOONESBORO MANOR (INTERSTATE PARK) (AMD #3) (8/31/14)\*** - located at 5354 and 5380 Athens-Boonesboro Road. (Council District 12) **(ECSI)**

Note: The purpose of this amendment is to revise the proposed street layout on the south side of Athens-Boonesboro Road and to revise the development of one lot (Lot 2).

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas (steep slopes).
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Division of Fire, Water Control Office's approval of the locations of fire hydrants, fire department connections and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Denote name and address of developer on plan.
11. Denote record plan designation.
12. Addition of adjacent property information.
13. Denote construction access point.
14. Dimension all existing and proposed buildings.
15. Denote height of existing and proposed buildings.
16. Revise note #12 to include required language of Article 21-6(a)(14).
17. Addition of note on maintenance of private streets and access easements, as necessary per Article 5-4(h)(1).
18. Denote timing of dedication of Recreation Drive on plan.

**4. ZONING DEVELOPMENT PLAN** – (Tentatively scheduled for the July 24, 2014, Planning Commission Meeting).

- a. ZDP 2014-53: ARCADIA INVESTMENTS, LOTS 3, 4 & 5 (AKA MEADOWTHORPE MANOR KROGER) (8/31/14)\* - located at 1590, 1610 and 1660 Leestown Road. **(The Roberts Group)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-6P; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Building Inspection's approval of landscaping and landscape buffers.
5. Urban Forester's approval of tree inventory map.
6. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
7. Document notification of neighborhood association per development plan requirements.
8. Clarify square footage proposed for Kroger store expansion.
9. Revise parking lot adjacent to I-2 zone to meet minimum Article 18 requirements.
10. Denote final record plat information.
11. Clarify drive aisle dimensions in loading dock area and in parking lots (new & existing).
12. Revise note #6 to include required reference to Article 16 of the Code of Ordinances.
13. Denote location of Kroger store entrance(s) on plan.
14. Revise note #9 to indicate new FIRM maps (2014).
15. Discuss pedestrian access into and through the site.
16. Discuss number and location proposed for (rear) loading docks.

**B. LATE FILING** – (Tentatively scheduled for the July 10, 2014, Planning Commission Meeting).

1. PLAN 2014-46F: CHANCELLOR SUBDIVISION (THE SPRINGS) (AMD) (9/22/14)\* - located at 2000-2020 Harrodsburg Road. **(Vision Engineering)**  
(Council District 11)

The staff will report at the meeting.

2. PLAN 2014-47P: DOZIER PROPERTY (9/23/14)\* - located at 3581 Harrodsburg Road. **(Mark McCain)**  
(Council District 10)

The staff will report at the meeting.

**C. POSTPONED ITEMS** – (Tentatively scheduled for the July 10, 2014, Planning Commission Meeting).

1. PLAN 2014-11F: TUSCANY, UNIT 10 (7/10/14)\* - located at 1970 Winchester Road. **(EA Partners)**  
(Council District 6)
2. DP 2014-13: GROWTH PROPERTIES (AMD) (7/10/14)\* - located at 100 Goodrich Avenue. **(Vision Engineering)**  
(Council District 3)
3. PLAN 2014-33F: ASHLAND PARK SUBDIVISION, UNIT 11, LOT 4 (8/3/14)\* - located at 312 Clinton Road. **(Wes Witt)**  
(Council District 5)

**C. STAFF ITEMS** – If any.**D. NEXT MEETING DATES**

**Subdivision Items Public Meeting**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers ..... **July 10, 2014**  
**Technical Committee**, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... July 25, 2014  
**Zoning Items Public Hearing**, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers ..... **July 24, 2014**  
**Subdivision Committee**, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building) ..... August 7, 2014  
**Zoning Committee**, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building) ..... August 7, 2014